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Redevelopment Board Minutes 02/11/2013

Arlington Redevelopment Board February 11, 2013, 7:00 pm 2nd Floor Conference Room, Town Hall Annex

PRESENT: Mike Cayer, Bruce Fitzsimmons (Chairman), Edward Fields, Andrew West

ABSENT: Christine Scypinski

STAFF: Laura Wiener

AGENDA ITEM: Postponement of hearing to February 25, 2013.

DISCUSSION: Mr. Fitzsimmons reported that the hearing that was scheduled for this evening regarding 30-50 Mill Street has been postponed to February 25.

AGENDA ITEM: Symmes update, identity sign and landscaping, wayfinding signs.

Jake Upton updated the Board. Worked with Richard Duffy of Historical Commission on logo and wording of signs. Proposed signs are smaller than previously approved. Signage and landscape plans were provided and reviewed. Approval from Selectmen to rename roads is pending—Hospital Road to become Symmes Road, and the road entering the site from Woodside Lane is proposed to be called Old Hospital Way. Wayfinding signs and address number font is still coming to the Board. Street signs will be standard Town signs.

Mr. Upton's presentation included a review of the entire package of signs, including those at the main entrance on Summer Street, at the Brightview Assisted Living Center, at the lower park (to be named Nora Brown Park), at the upper vista park (to be named Hattie Symmes Park) and throughout the residential portion of the project.

Mr. Fields left the meeting at approximately 7:45 to attend to a prior engagement.

Mr. West commented that the wayfinding sign attachments in the residential portion of the project were less attractive than the historic signs in Nora Brown Park and asked Mr. Upton if there could be a consistent look throughout the project that met the quality of the signs at Nora Brown Park.

Mr. West also inquired whether the Board could see samples of the materials that would be used in making the signs. Mr. Upton indicated that he would check into the first matter and that he could bring small samples of materials with respect to the second issue.

In general, the Board expressed satisfaction with the sign package, and scheduled a follow up meeting on signs for its February 25th meeting.

Mr. Upton also gave an overview of the general progress at the site and the impact of the recent heavy snow storm on the schedule. Although snow clearing activities had slowed the framing of Building Three, causing a delay of approximately one week with that portion of the project, the contractors were able to continue work with portions of the project that had been previously framed.

With respect to marketing activities, Mr. Upton reported that the property owner had signed a listing agreement with Coldwell Banker, and that they were in active discussions about the marketing plan that would be submitted to the ARB for approval. In addition, attorneys for the redeveloper were in the process of drafting proposed condominium documents.

AGENDA ITEM: All remaining agenda items were postponed.

Mr. West moved to adjourn, Mr. Cayer seconded and all voted in favor. Meeting was adjourned at 8:15pm.

The Planning Board approved these minutes with corrections on February 25, 2013.